

## MINUTES OF RDA REGULAR MEETING – DECEMBER 4, 2012

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THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY MET IN REGULAR SESSION ON TUESDAY, DECEMBER 4, 2012, AT 6:59 P.M., IN THE CITY COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY CHAIRMAN CHRISTENSEN.

THE FOLLOWING MEMBERS WERE PRESENT:

Don Christensen  
Steve Buhler  
Karen Lang  
Tom Huynh  
Corey Rushton  
Steve Vincent  
Mike Winder

Wayne Pyle, Chief Executive Officer  
Sheri McKendrick, Secretary

STAFF PRESENT:

Paul Isaac, Assistant City Manager  
Eric Bunderson, City Attorney  
Nicole Cottle, CED Director  
Jim Welch, Finance Director  
Layne Morris, CPD Director  
Kevin Astill, Parks and Recreation Director  
John Evans, Fire Chief  
Buzz Nielsen, Police Chief  
Dan Johnson, Acting Public Works Director  
Jake Arslanian, Public Works Department  
Aaron Crim, Administration

1656

### **OPENING CEREMONY**

The Opening Ceremony was previously conducted by Don Christensen who discussed a recent visit to Boston and he recalled historic events in that area. He also led the Pledge of Allegiance to the Flag.

1657

### **APPROVAL OF MINUTES OF REGULAR MEETING HELD NOVEMBER 6, 2012**

The Board read and considered Minutes of the Regular Meeting held November 6, 2012. There were no changes, corrections or deletions.

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After discussion, Mr. Buhler moved to approve the Minutes of the Regular Meeting held November 6, 2012, as written. Mr. Huynh seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Winder	Yes
Mr. Rushton	Yes
Chairman Christensen	Yes

Unanimous.

1658

### **APPROVAL OF MINUTES OF SPECIAL REGULAR MEETING HELD NOVEMBER 13, 2012**

The Board read and considered Minutes of the Special Regular Meeting held November 13, 2012. There were no changes, corrections or deletions.

After discussion, Mr. Buhler moved to approve the Minutes of the Special Regular Meeting held November 13, 2012, as written. Mr. Huynh seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Winder	Yes
Mr. Rushton	Yes
Chairman Christensen	Yes

Unanimous.

1659

### **RESOLUTION NO. 12-19, AUTHORIZE PREPARATION OF A DRAFT OF THE ENTERTAINMENT DISTRICT COMMUNITY DEVELOPMENT PROJECT AREA PLAN**

Chief Executive Officer, Wayne Pyle, presented proposed Resolution No. 12-19, which would authorize preparation of a draft of the Entertainment District Community Development Project Area Plan.

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Mr. Pyle stated to initiate the process of creating a Community Development Area (CDA) a resolution of authorization would be necessary from the Board of Directors. He also stated the City's Entertainment District was vitally important to the City both financially and as a key component of its image. He indicated continued success of the District, including the proposed expansion of the Hale Centre Theatre, was a priority for West Valley City. He advised in order for this District to be enhanced and facilitate the planned expansion and improvements in the area, tax increment funds needed to be generated through the establishment of a CDA. He explained this tax increment would be used to provide needed infrastructure, enhance accessibility, and promote expansion within the Entertainment District.

The Chief Executive Officer reported the proposed Entertainment District CDA would be located on the east side of Decker Lake Drive from approximately 3100 South to 3400 South and on the west of Decker Lake Drive from 3300 South to 3400 South. The land was currently occupied by Hollywood Connections, the Hale Centre Theatre, a church and a number of restaurants and hotels. He stated the proposed improvements and development in this District would have a beneficial impact on the community and the proposed project area plan, analysis, and budget were needed in order to determine the scope of the CDA for this area.

Chief Executive Officer, Wayne Pyle, further discussed and reviewed the proposed Resolution and answered questions from members of the Board.

After discussion, Mr. Winder moved to approve Resolution No. 12-19, a Resolution of the Board of Directors of the Redevelopment Agency of West Valley City Authorizing the Preparation of a Draft of the Entertainment District Community Development Project Area Plan. Mr. Rushton seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Winder	Yes
Mr. Rushton	Yes
Chairman Christensen	Yes

Unanimous.

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### **RESOLUTION NO. 12-20, AUTHORIZE EXECUTION OF AN INCENTIVE AGREEMENT WITH THERMO KING**

Chief Executive Officer, Wayne Pyle, discussed proposed Resolution No. 12-20 which would authorize execution of an Incentive Agreement with Thermo King in the amount of \$125,000.00.

Mr. Pyle stated the proposed incentive would be to provide assistance for Thermo King to relocate to West Valley City in the Warner Truck Center. He also stated Thermo King had provided estimates of total moving expenses at approximately \$150,000.00. He advised the incentive of \$125,000.00 would be distributed over a two-year period with the first payment of \$75,000.00 given to Thermo King once a building permit had been issued and construction was underway. He stated the final payment of \$50,000.00 would be given the following year when the business license had been issued and final occupancy granted. He explained funds for this incentive would come from the RDA general interest account.

The Chief Executive Officer reported benefits to West Valley City would be many and the project met the objectives of the West Valley Economic Development Strategic Plan and he gave further explanation summarized as follows:

- Expand existing business – although Thermo King represented a new addition to the West Valley business community, it would expand the existing service center opportunity at Warner Truck Center, with 55 new jobs with the potential for additional jobs as the company continued to grow
- Generate sustainable City revenue – property tax: \$29,000 annually; point of sales tax: \$75,000 annually
- Revitalize and rejuvenate unproductive, underperforming, blighted, and other targeted areas: property that had been undeveloped would now be occupied; Thermo King would purchase 9.5 acres

Mr. Pyle discussed background information and stated Thermo King Intermountain had decided to relocate their Salt Lake facility to the Warner Truck Center in West Valley City. He advised they planned to build a new 35,000 square foot facility that would allow them to service the needs of the Warner Truck Center, CR England, Central, Pride and several others. Adding Thermo King to the truck sales and service opportunities that already existed in and around Warner would create a unique truck destination that would draw traffic to West Valley City from around the country. He advised this truck center currently generated between \$50,000,000 and \$60,000,000 in sales tax revenue. With the addition of Thermo King that amount would be between \$60,000,000 and

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\$75,000,000. He advised Warner was currently utilizing technology allowing them to monitor the status and repair needs of trucks as they travelled around the country giving notification of potential repair needs before the problems actually surfaced. He stated Warner could then schedule to have parts available so the trucks could schedule a West Valley stop and get service done on a tractor, trailer, and with the addition of Thermo King, the refrigeration system.

Chief Executive Officer, Wayne Pyle, further discussed and reviewed the proposed Resolution and answered questions from members of the Board.

After discussion, Mr. Winder moved to approve Resolution No. 12-20, a Resolution of the West Valley City Redevelopment Agency Authorizing the Execution of an Incentive Agreement between the Redevelopment Agency of West Valley City and Thermo King. Mr. Vincent seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Winder	Yes
Mr. Rushton	Yes
Chairman Christensen	Yes

Unanimous.

1661

### **RESOLUTION NO. 12-21, APPROVE AN AGREEMENT WITH PENNA POWERS BRIAN HAYNES FOR PUBLIC RELATIONS AND COMMUNICATION SERVICES RELATED TO THE FAIRBOURNE STATION DEVELOPMENT**

Chief Executive Officer, Wayne Pyle, presented proposed Resolution No. 12-21 which would approve an Agreement with Penna Powers Brian Haynes in the amount of \$99,000.00 for public relations and communication services related to the Fairbourne Station Development.

Mr. Pyle stated the proposed agreement for professional services would continue branding of the heart of West Valley City as Fairbourne Station, a mixed-use development of residential, retail, office, institution and green spaces enhanced by a transportation hub. He discussed the tasks as outlined in the proposed agreement which would include 1) public involvement and media relations assistance; 2) online tools [www.FairbourneStation.com](http://www.FairbourneStation.com); and 3) branding/graphic design assistance. He indicated Fairbourne Station was a legacy project in West Valley City and the Fairbourne Station branding effort had begun with a strong

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start. However, competition for mixed use and transit-oriented development was heating up in surrounding communities. He reported West Valley City had the opportunity to leverage current issues to raise the profile of the Fairbourne Station project and branding the development as a destination and communication was an ongoing process. He indicated branding Fairbourne Station should serve the ultimate project goals: to attract private investment to the City; to add new jobs; to increase options for shopping, dining and other services; to provide welcoming public spaces; to entice a higher standard of development that would return revenue to the city and its residents in the form of sales and property taxes.

Chief Executive Officer, Wayne Pyle, further discussed and reviewed the proposed Resolution and answered questions from members of the Board.

After discussion, Ms. Lang moved to approve Resolution No. 12-21, a Resolution Approving an Agreement with Penna Powers Brian Haynes for Public Relations and Communications Services Related to the Fairbourne Station Development. Mr. Vincent seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Winder	Yes
Mr. Rushton	Yes
Chairman Christensen	Yes

Unanimous.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY REDEVELOPMENT AGENCY, THE REGULAR MEETING OF TUESDAY, DECEMBER 4, 2012, WAS ADJOURNED AT 7:10 P.M., BY CHAIRMAN CHRISTENSEN.

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I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the Redevelopment Agency of West Valley City held Tuesday, December 4, 2012.

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Sheri McKendrick, MMC  
Secretary